

Sustainable Community Application 2017

I. SUSTAINABLE COMMUNITY APPLICANT INFORMATION

Name of Sustainable Community:

Town of Westernport

Name of Applicant:

Town of Westernport

Applicant's Federal Identification Number: 52-6002086

Applicant's Street Address: 107 Washington Street

City: Westernport **County:** Allegany **State:** MD **Zip Code:** 21562

Phone Number: 301-359-3932 **Fax Number:** 301-359-3894

Web Address: _____

Sustainable Community Application Local Contact:

Name: Renee Morris

Title: Town Clerk

Address: 107 Washington Street **City:** Westernport **State:** MD **Zip Code:** 21562

Phone Number: 301-359-3932 **Fax Number:** 301-359-3894

E-mail: Address:townofwesternport@verizon.net

Sustainable Community Contact for Application Status:

Name: Renee Morris

Title: Town Clerk

Address: 107 Washington Street **City:** Westernport **State:** MD **Zip Code:** 21562

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II. SUSTAINABLE COMMUNITY – General Information

A. Proposed Sustainable Community Area(s):

- (1) Provide a description of SC Area boundaries. How did the applicant determine that these are the most appropriate boundaries for its target area? Describe the methodology for choosing this target area.

The entire Town will benefit from the SC designation. Upon approval of the designation, the Town and community development organizations or groups who share a common purpose or goal will be eligible for funding for essential projects aimed at strengthening Westernport through activities such as business retention and attraction, encouraging homeownership and commercial revitalization. The Community Legacy Program will be only one of the many State funding tools that will become an eligible funding tool for strengthening the community once Westernport becomes a Sustainable Community.

The Westernport Sustainable Communities boundary encompasses the entire Corporate Limits of Westernport. The Town is bounded on the south by the Potomac River and West Virginia. Some residential, recreational and commercial uses are in this area. The mixed use, central business district travels north and south through the center of town. The eastern, western and northern sections of town are predominately residential in nature. Stakeholders conducted a tour of the proposed Sustainable Communities Area and with the assistance of DHCD and MDP staff determined that the entire Town should be considered for the Sustainable Communities Designation.

The Town of Westernport has been faced with declining budgetary constraints the last several years primarily due to relatively low growth of the tax base. A tool such as the one described, would make it more convenient for potential investors as well as staff to more readily identify properties for development or re-use.

- (2) Include the following in as an attachment: 1) PDF or JPEG of proposed Sustainable Communities map, 2) GIS shapefiles of proposed Sustainable Community boundary (mapped to the parcel boundary), 3) pictures of proposed Sustainable Community area.
- (3) Approximate number of acres within the SC Area: 564 acres
- (4) Existing federal, state or local designations:
- Community Legacy Area Designated Neighborhood Main Street Maple Street
 National Register Historic District Local Historic District Arts & Entertainment District
 State Enterprise Zone Special Taxing District BRAC State Designated TOD
 Other(s):

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(5) Prior Revitalization Investments & Smart Growth:

a. *List and describe any significant State and local smart growth or revitalization related program investments* (for instance, Community Legacy or SC Rehab Tax Credit) that have been invested in the Area since the launching of Maryland's Smart Growth initiative and programs in 1997 (including Housing investment). What impact have these investments made in the community?

- Community Legacy Strategic Plan – In 2008 the Town hired a consultant to assist in the preparation of a strategic plan for the Town. The Town invested \$20,000 in town funds and were matched by \$20,000 in ARC funds to have the plan prepared. The Strategic Plan was completed and adopted by the Town. The plan addressed the need for community revitalization, preservation of rural historic character, commercial and business development and demographic and economic trends. Once the plan was completed the Town applied for Community Legacy Funds but were never awarded those funds.

(6) Describe the SC Area's demographic trends (with respect to age, race, household size, household income, educational attainment, or other relevant factors).

- As of 2010 Census, there were 1,888 people, 810 households, and 532 families residing in the town. The population density was 2,170.1 inhabitants per square mile (837.9/km²). There were 1,006 housing units at an average density of 1,156.3 per square mile (446.4/km²). The racial makeup of the town was 98.6% White, 0.5% African American, 0.1% Asian, and 0.7% from two or more races. Hispanic or Latino of any race were 0.4% of the population.
- There were 810 households of which 27.0% had children under the age of 18 living with them, 50.0% were married couples living together, 9.9% had a female householder with no husband present, 5.8% had a male householder with no wife present, and 34.3% were non-families. 31.5% of all households were made up of individuals and 16.6% had someone living alone who was 65 years of age or older. The average household size was 2.33 and the average family size was 2.88.
- The median age in the town was 44 years. 20.4% of residents were under the age of 18; 9% were between the ages of 18 and 24; 21.8% were from 25 to 44; 27.6% were from 45 to 64; and 21.2% were 65 years of age or older. The gender makeup of the town was 48.7% male and 51.3% female.

B. Organizational Structure, Experience and Public Input:

(1) Describe the Applicant's organizational structure. Specifically, which organizations are members in the **Sustainable Communities Workgroup** and who are the respective staff? Who are the leaders, and how will the Workgroup advisor or staff manage implementation of the SC Area Plan?

The Town of Westernport has a Mayor and a Board of Commissioners. The Mayor and Commissioners will be responsible for the leadership and implementation of the plans in the SC Area. The Town Clerk, Renee Morris, will assist with the implementation and administration of projects in the SC Area.

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- (2) Describe the Applicant organization's past experience in administering revitalization plans and projects. Describe the roles of the members of the **Sustainable Communities Workgroup**, including their experience in implementing revitalization initiatives. What are the strengths and challenges of the capacity of these groups with respect to implementation of the SC Plan?

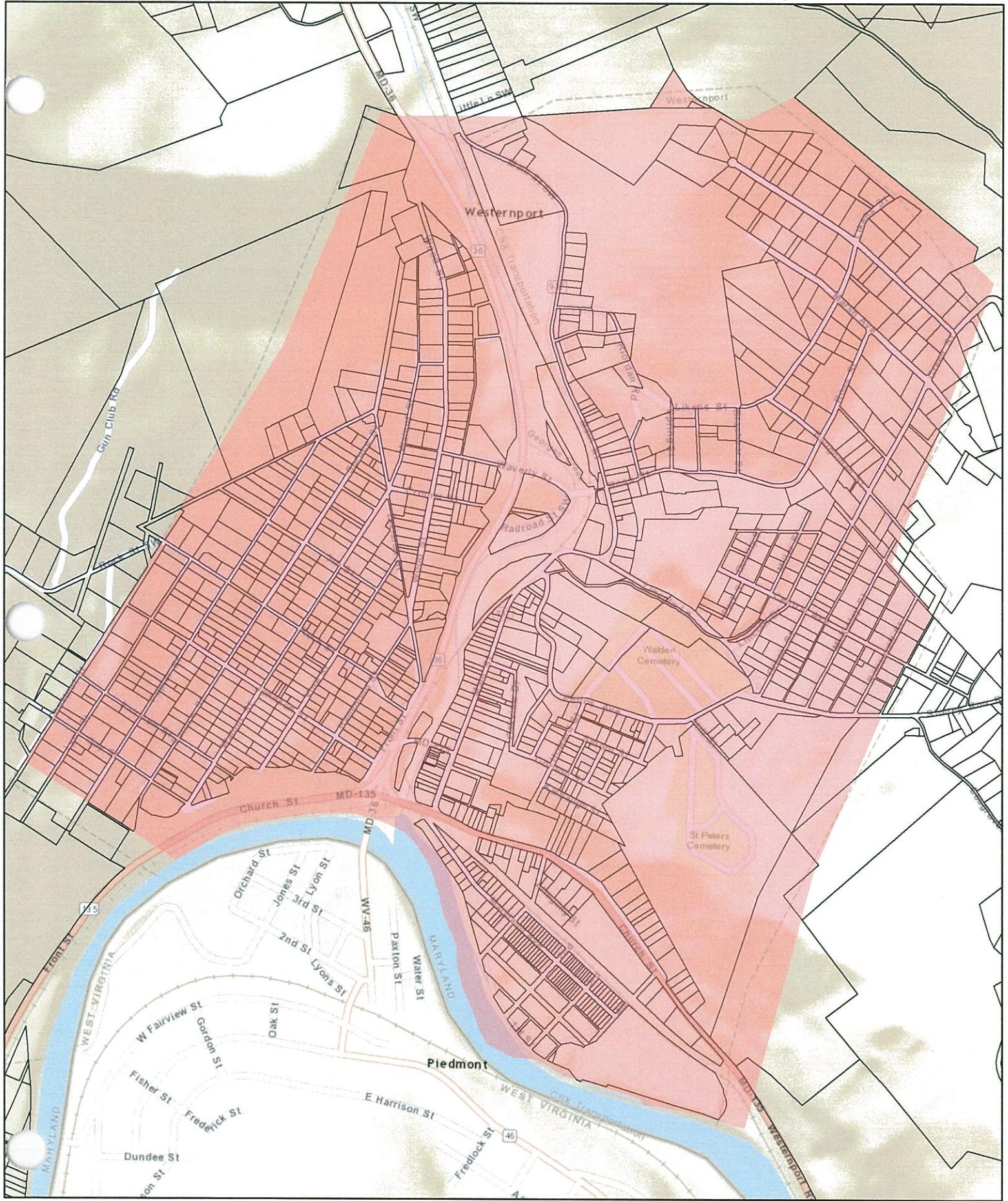
The Towns workgroup was established in 2008, when the Town received their Community Legacy Designation. The same workgroup has been involved in a similar capacity since, working with the County on regional infrastructure projects as well as assisting the Planning Commission on the Comprehensive Plan update.

- (3) How did residents and other stakeholders in the community provide input to the Action Plan described below in the next section? On which existing local plans (comprehensive plans, economic development plans, sector plans, etc.) is the Sustainable Communities Action Plan based?

The Mayor and Board of Commissioners have facilitated two meetings in order to gather public input regarding the town's desire to have the Town designated as a Sustainable Community. Representatives from the Maryland Department of Planning were present these meetings. Approximately 10 citizens and business owners attended the informational meetings. The meetings were very positive.

The Sustainable Communities Action Plan is based on the Town of Westernport's Comprehensive Plan. The Comprehensive Plan was drafted with input from the Mayor and Board of Commissioners and citizens with the help of the Westernport Planning and Zoning Commission at their monthly meetings.

Westernport Sustainable Communities Boundary



Date: 6/21/2017

Proposed Boundary*



Parcel Polygons * 564 acres

0.1 0.05 0 0.1 Miles



Sustainable Community Action Plan

Town of Westerport

June 5, 2017

Environment

(Environmental strengths and weaknesses can include but are not limited to quality of land, water, air, watersheds, tree canopy, risk of sea level rise, carbon footprint, energy conservation, access to local foods, green infrastructure, stormwater infrastructure/management, parks, trails and recreation, recycling, water and sewer capacity, etc)

Strengths	Weaknesses	Strategies and Action Items	Implementation Partners
<ul style="list-style-type: none"> Roughly 100 acres of forested and agricultural areas Maryland has invested decades and millions of dollars in cleaning up this part of the Potomac, long considered a dead river because of acid mine drainage and other industrial pollution Based on the Upper Potomac River Commission's discharge reports from 1995 to 2014, wastewater treatment plant discharges "show a long-term trend of continued improvement" Improving biodiversity in the river Westernport sponsors an Allegany County recycling site and electronic recycling events Significant recent water system improvements: In 2012, the Appalachian Regional Commission awarded a \$200,000 grant for a water distribution system improvement project to improve the quality and reliability of service to 195 homes and 15 businesses; in 2016, the town received \$2.2 million in grants and a \$600,000 federal loan to install a new water system in the community, improving service for 1,144 households and 45 businesses 	<ul style="list-style-type: none"> The portion of the Potomac River in Westernport suffers from water discharge pollution from the Verso Corporation paper mill in neighboring Luke and the UPRC wastewater facility, creating issues with source contaminants and high turbidity levels The air quality is also negatively impacted by the paper mill The town is subject to rockslides and landslides Flood and sinkhole risks due to proximity to the river and creek Poor drainage - the combined sewer system overflows due to stormwater and flows directly into stream systems, there are no ponds or trenches within the municipal boundaries, residents illegally connect their stormwater drainage devices to the sanitary sewer system Point and non-point source pollutants resulting from sewer line leaks, municipal and industrial surface discharge, mining, and Acid Mine Drainage (AMD) Lack of vegetation and buffers along the stream channels allows for extensive erosion and sedimentation At 14.62 acres of Open Urban Land (ballparks and playgrounds), the town is nearly 50 acres short of adequate recreation space when measured against the state standard 	<p>Desired Outcomes and Progress Measures</p> <p>Based on strengths and weaknesses, identify the assets on which you would like to build and the challenges you would like to address. What outcomes are you trying to achieve? Where/ in what area do you want those changes to happen?</p> <p>Progress Measure: identify how you will know that you have achieved your outcome.</p> <p>Identify strategies that will help your community to achieve each identified outcome to the left. If applicable, break down each strategy into specific action items that outline different steps of the strategy. Specify how you are planning to achieve the desired outcomes.</p>	<p>Implementation Partners</p> <p>Which community stakeholders need to be involved to realize each action step and strategy? Name specific public and/or private sector partners.</p>

<p>Outcome 1: Reduce the quantity of stormwater runoff and mitigate flood risks</p> <p>Progress Measures: reduction in runoff</p>	<p>Strategy A: Improve stream buffers</p> <ul style="list-style-type: none"> Support integrity of soil through ongoing projects such as the soil nailing efforts done by SHA in 2015 Increase vegetation to stabilize stream banks and prevent erosion and sediment load <p>Strategy B: Enforce high quality stormwater design for any new development or redevelopment projects</p>	<p>Maryland Department of the Environment, Maryland Department of Transportation, Allegany County Planning Services</p>
<p>Outcome 2: Improve water quality</p> <p>Progress Measures: adequate temperature, turbidity, bacteria, nutrient and sediment loads</p>	<p>Strategy A: Implement nonpoint source best management practices and program enhancements to control the loads of pollutants into Georges Creek and the Potomac River</p> <ul style="list-style-type: none"> Apply for MDE 319 Nonpoint Source Program <p>Strategy B: Plan for capital improvements that will protect and improve the quality of water resources and provide safe drinking water</p> <ul style="list-style-type: none"> Utilize MDE's State Revolving Loan Fund and Linked Deposit Program <p>Strategy C: Support enforcement of state's water quality standards at the Upper Potomac River Commission wastewater treatment facility</p> <p>Strategy D: Install additional treatment systems in the area to resolve Acid Mine Drainage</p>	<p>Maryland Department of the Environment, Maryland Department of the Environment, Allegany County Planning Services, Maryland Department of Planning</p>
<p>Outcome 3: Improve access to healthy lifestyles for Town residents</p> <p>Progress measures: Attendance, number of vendors, and sales volume at farmers market, community garden plots reserved, new parklets and recreational spaces</p>	<p>Strategy A: Expand recreational space in town</p> <ul style="list-style-type: none"> Develop vacated properties as parklets <p>Strategy B: Establish and promote a weekly farmers market on town property</p> <ul style="list-style-type: none"> Select and prepare a conducive farmers market site with pavement or freshly planted grass with paths, and/or other decorative features and amenities such as picnic tables, benches Secure local vendors, artists/entertainers, and/or entrepreneurs such as fitness instructors, nutritionists, chefs, etc. to attend each week Develop a marketing plan to encourage Town and area residents to participate <p>Strategy C: Establish and promote a Community Garden</p> <ul style="list-style-type: none"> Purchase and prepare the land for garden plots Set up a garden committee for planning, fundraising, and evaluating the garden Secure a financial sponsor 	<p>Nonprofit groups dedicated to healthy food access, urban farming, and gardening; Maryland Department of Housing & Community Development, Rural Maryland Council</p>

	<ul style="list-style-type: none"> ○ Maryland Agricultural Education and Rural Development Assistance Fund (MAERDAF) <ul style="list-style-type: none"> ● Build necessary facilities such as a storage shed and water connections ● Determine the number of plots and the assignment structure ● Design an educational program for local school children 	
Outcome 4: Make improvements to energy efficiency in town	<p>Strategy A: Replace municipal vehicle/ fleet with new and converted alternative fueled vehicles</p> <ul style="list-style-type: none"> ● MEA Maryland Freedom Fleet Voucher Program <p>Strategy B: Develop alternative fuel infrastructure</p> <ul style="list-style-type: none"> ● Alternative Fuel Infrastructure Program (AFIP) <p>Strategy C: Leverage and support households and businesses with state grant programs for energy efficiency projects and improvements, particularly for low to moderate income families</p>	Maryland Energy Administration

Economy

(Economic strengths and weaknesses can include but are not limited to regional accessibility, business attraction/retention, health of the business district and commercial vacancies, workforce/employment and economic drivers, local policies/regulations, marketing, tourism, cultural and historic assets)

Strengths	Weaknesses	
<ul style="list-style-type: none"> Verso Corp., owner of the paper mill in nearby Luke, is the largest employer in this part of Western Maryland Good recreational fishing in the Potomac allows the town to host an angler's rodeo every year -- fishing in the North Branch of the Potomac is worth \$3 million annually, and the river provides opportunity for guiding and whitewater outfitting businesses Businesses in town: Moran Manor Nursing & Rehabilitation (skilled nursing facility owned by Mid-Atlantic Health Care LLC), Fair Price Market, McDonald's, Dollar General, Subway, Boal funeral parlor, Fox's Pizza Den, M&T Bank, Port West Restaurant, First United Bank, Roderick Furniture Outlet, Vintage Rose florist, Tri-Towns Pharmacy, Spirit 101 Christian radio station Town has access to the County Revolving Building Fund to purchase and demolish blighted buildings, as well as finance building improvements for businesses Westermport Industrial Park is another employment node on the north side of town 	<ul style="list-style-type: none"> Employment at the mill has shrunken in recent decades, along with a decline in coal mining employment Blight resulting from vacated properties 6 miles to the nearest full grocery store in Keyser, WV Over 16% of the population is below the poverty line Downtown businesses have space constraints and take issue with congestion caused by auto-oriented restaurants 	
<p>Outcome 1: Attract more people and businesses to the CBD</p> <p>Progress Measures: New businesses, reported revenue/profit increases at existing businesses</p>	<p>Strategy A: Implement a streetscape improvement project on Main Street</p> <ul style="list-style-type: none"> Use curb extensions to allow additional parking Improve all sidewalks to be ADA accessible Install additional street furniture (benches, decorative lighting, trees, landscaping, repositioned utilities) <p>Strategy B: Create a marketing campaign to promote existing events and shops, as well as available properties, along Main Street</p> <ul style="list-style-type: none"> Publish an inventory of available storefronts for small business owners Create wayfinding and branding to thematically unify the town center area Market the Commerce Department's menu of tax credits and incentives for job creation, women/minority/veteran-owned businesses, etc. Utilize the Maryland Economic Development Assistance Authority and Fund (MEDAAF) <p>Strategy C: Grow recreational tourism</p>	Property and business owners, Allegany County Chamber of Commerce, Maryland Department of Housing & Community Development, Maryland Department of Commerce, Maryland Department of Transportation, Allegany County Public Works/Roads Division, Allegany County Tourism Division, Allegany County Department of Economic and Community Development

<ul style="list-style-type: none"> • Increase awareness of boat ramp with signage on Routes 135 and 36 and internet marketing • Sustain and attract more recreational fishing opportunities <p>Strategy D: Promote local workforce development opportunities to generate entrepreneurship among residents and potential business owners</p> <ul style="list-style-type: none"> • Explore opportunities to bring entrepreneurial trainings or a start-up speaker series to local schools or community facilities • Create partnerships with business departments at Allegany College, Frostburg State, Potomac State (WVU) to offer workshops for Lonaconing residents and to advertise commercial space to enterprising students • Attract a satellite facility for a local community college or state university 	<p>Strategy A: Work with private landowners and buyers/developers to encourage rehabilitation or demolition of blighted properties</p> <ul style="list-style-type: none"> • Apply for grants to allow for a public or publicly-assisted purchase of the privately-owned property <p>Strategy B: Convert parcels currently utilized as parking lots to new uses</p> <ul style="list-style-type: none"> • Survey residents for the most desired local commercial services such as print shops, restaurants, car washes, corner stores, small retailers <p>Strategy C: Set up a retail incentive package to attract buyers or tenants for Main Street storefronts (commercial façade improvement program to allow property or business owners to restore and improve historic buildings, rental assistance, tenant fit-out)</p> <ul style="list-style-type: none"> • Market the program to potential buyers of vacant storefronts and/or current property owners who could draw visitors to Town • Other business needs include: coffee shop, small/specialty market, art studio, clothing boutique, home décor and gift shop, accounting/tax services, ice cream shop, day care, shoe store, hobby/fishing/outdoors store, pet groomer/boarding, gym/fitness studio
<p>Outcome 2: Remove blight and make aesthetic improvements in the Town Center to attract professional and commercial development</p>	<p>Progress Measures: Number of blighted properties removed or restored, number of new tenants in previously disinvested properties</p>

Transportation

(Transportation strengths and weaknesses can include access to transit corridors, pedestrian safety and accessibility/sidewalks, alternative modes of transportation, such as bikeways and trails, public transit, such as bus and rail, carpooling, proximity to transportation centers, parking, road conditions)

Strengths	Weaknesses	Implementation Partners
<ul style="list-style-type: none"> Town sits at the intersection of Routes 36 and 135, with U.S. 220 within a 10 minute/roughly 5 mile drive linking Westernport to Frostburg, Cumberland, and points south in West Virginia Westernport is mentioned as a potential Park and Ride location along Route 36 by the Allegany County comprehensive plan CSX rail freight passes through en route to/from Cumberland 0.7 mile trail connection spans from the town of Luke at Mullen Avenue to the Maple Street in the Town of Westernport Allegany County Transit access via the Purple Line bus from Downtown Cumberland to the Country Club Mall and Walmart, as well as to Luke (by request) and Lonaconing Allegany County Transit operates a program called Alltrans. Alltrans operates two components, Demand Response service for the elderly, and the ADA Paratransit service for disabled persons within a $\frac{3}{4}$ mile radius of ACT's fixed bus routes. Possible benefits from the proposed Georges Creek Greenway Trail - a rails-to-trails project linking the Potomac to Frostburg via a minimal used CSX line; if completed, the trail would connect to the Allegheny Highlands Trail in Frostburg or the proposed Vale Summit spur Good sidewalk access along the eastern spur of MD-135 (Church Street), on Main Street, and the part of MD-36 nearest to the town center; some sidewalks are present in residential areas as well 	<ul style="list-style-type: none"> Transit-dependent residents have difficulty finding public transportation that meets their needs in a timely fashion, since the Purple Line runs only two days per week Congestion problems occur downtown due to the McDonald's drive-thru, threatening the staying power of local businesses Some gaps in the residential sidewalk network as well as on the northernmost part of MD-36 and the western spur of MD-135 (Front Street) 	Department of Housing & Community Development, Department of Transportation, Allegany County, land/property owners
<p>Outcome 1: To the extent possible, create a pleasant entrance to and walkable environment along the Potomac River</p> <p>Progress Measures: visible improvements, new interest in visiting town and park</p>	<p>Strategy A: Enhance non-auto access to Front Street</p> <ul style="list-style-type: none"> Request a sidewalk or trail along the riverside Apply for MDOT trail, bike, and pedestrian funding: Transportation Alternatives Program (TAP); Recreational Trails Program (RTP); Bikeways Grant Program; Bicycle and Pedestrian Priority Areas; Retrofit Sidewalk Program; and Retrofit Bicycle Program 	

<p>Outcome 2: Make Main Street and the rest of town an interesting and inviting place to walk</p> <p>Progress Measures: greater pedestrian activity and enhanced facilities</p>	<p>Strategy A: Complete a streetscaping project along Main Street</p> <ul style="list-style-type: none"> • Ensure all sidewalks are ADA accessible • Install additional street furniture (benches, decorative lighting, trees, landscaping, repositioned utilities), wayfinding or other branding signage <p>Strategy B: Ensure adequate parking near Main Street</p> <ul style="list-style-type: none"> • Complete a parking study • Create parking on demolition sites or infill areas within the floodplain • Use curb extensions to allow additional parking <p>Strategy C: Expand sidewalk access to residential areas</p> <ul style="list-style-type: none"> • Develop a prioritized list of target areas for new or repaired sidewalks • Apply for MDOT Retrofit Sidewalk Program 	<p>Department of Housing & Community Development, Department of Transportation, Allegany County</p>
<p>Outcome 3: Expand access to non-auto transportation</p> <p>Progress Measures: Increased bus frequency, centralized paratransit resources, new trail connections</p>	<p>Strategy A: Enhance the frequency of ACT bus transit</p> <ul style="list-style-type: none"> • Work with the County transit agency and the transit-dependent population to propose a new schedule • Promote the schedule among transit users and vehicle owners who can limit their auto use <p>Strategy B: Create a resource that centralizes and/or consolidates transit and paratransit schedules and information</p> <ul style="list-style-type: none"> • Convene a stakeholder meeting with other towns served by ACT, Alltrans, HRDC • Identify a responsible party for creation and distribution of a new informational resource • Prepare a plan to keep the resource up-to-date and redistributed as needed <p>Strategy C: Implement a rail trail and connectivity to planned or proposed greenway/bikeway trail systems in Allegany County, Garrett County, and Mineral County (WV)</p> <ul style="list-style-type: none"> • Work with the County to make improvements to the trail to Luke in order to provide an alternative nonmotorized route connecting the communities 	<p>Human Resources Development Commission, Department of Housing & Community Development, Department of Transportation, Allegany County</p>
<p>Outcome 4: Improve the gateways along Route 36</p> <p>Progress Measures: visible improvements, new interest in visiting town and park</p>	<p>Strategy A: Enhance walkability and non-auto access to town from the north</p> <ul style="list-style-type: none"> • Extend sidewalks north of Waverly Street 	<p>Department of Housing & Community Development, Department of Transportation,</p>

	<ul style="list-style-type: none"> • Add a bike lane with signage to encourage non-auto travel and eco-tourism opportunities between other Georges Creek towns and the Dans Mountain State Park • Apply for MDOT trail, bike, and pedestrian funding: Transportation Alternatives Program (TAP); Recreational Trails Program (RTP); Bikeways Grant Program; Bicycle and Pedestrian Priority Areas; Retrofit Sidewalk Program; and Retrofit Bicycle Program 	Allegany County, land/property owners
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Housing

(Housing strengths and weaknesses can include affordability, homeownership vs rental, housing stock diversity, housing condition and value, housing programs, foreclosures, residential vacancies, property values, home sale values)

Strengths	Weaknesses	Strategies and Action Items	Implementation Partners
<ul style="list-style-type: none"> Inexpensive housing with a roughly 70% homeownership rate In late 2016, plans surfaced to utilize an Allegany County Community Enhancement grant to tear down four properties on Riordon Road; Vine Street; Wood Street; and Main Street. The program is designed to assist municipalities in addressing community development needs by providing grant funds to municipalities for purchasing and demolishing blighted residential buildings. In 2015, the Bruce Outreach Center received a \$25,000 grant from State Farm insurance to be used to build three rent-free apartments in the former Bruce High School building Infill opportunities in the low and medium density areas of town, include undeveloped parcels without blighted homes 	<ul style="list-style-type: none"> Town owned land on Smoot Street, Clay Street, and Philos Avenue is overdue for development. Dilapidated properties in need of rehabilitation or demolition, several which have been demolished. Sites that could be adequate for infill housing are located in the floodplain 	<p>Strategy A: Create infill residential opportunities in low density areas without existing homes</p> <ul style="list-style-type: none"> Identify most optimal sites for new housing Acquire or market land to private/nonprofit developers Support construction with state grant/loan applications and funding <p>Strategy B: Redevelop blighted properties in the medium density residential areas</p> <ul style="list-style-type: none"> Create/update an inventory of homes experiencing disrepair Contact owners of occupied homes about code violations and funding incentives for repair Set up a residential façade improvement program by applying for Community Legacy funds from DHCD <p>Strategy C: Utilize vacant properties without homes for high density options, including transitional elder care housing</p> <p>Strategy D: Leverage down payment assistance programs for first time home buyers</p> <ul style="list-style-type: none"> Work with the Department of Housing and Community Development on their Maryland Mortgage Program that provides home loans and down payment assistance to Maryland working families who are first time homebuyers and bring in an income below a certain level. 	Maryland Department of Housing & Community Development, housing developers, U.S. Department of Housing & Urban Development, U.S. Department of Agriculture

	<ul style="list-style-type: none"> Work with the Department of Housing and Urban Development and local or even national banks to establish assistance programs for down payments and flexible mortgage options. 	<p>Outcome 2: Decrease the number of foreclosed and blighted properties in town</p> <p>Progress Measures: The current number of foreclosures will decrease by XX properties within the next 5 years, number of vacant properties removed</p> <ul style="list-style-type: none"> Strategy A: Determine the number of foreclosed properties within the Town boundaries. <ul style="list-style-type: none"> Administer a survey Set up and maintain a database Strategy B: Acquire and/or demolish severely dilapidated homes <ul style="list-style-type: none"> Apply for Strategic Demolition Fund grants from DHCD Strategy C: Replace blighted homes with infill development, such as apartments or townhouses <ul style="list-style-type: none"> Share the inventory with private and nonprofit developers Develop RFPS 	Maryland Department of Housing & Community Development, housing developers, U.S. Department of Housing & Urban Development
	<p>Outcome 3: Create transitional elder care and other affordable housing options</p> <p>Progress Measures: Number of new/additional age-restricted and affordable units</p>	<p>Strategy A: Solicit developer interest in building high density senior housing on undeveloped properties within Town limits</p> <p>Strategy B: Explore methods to reuse vacated single-family homes as shared senior units</p> <p>Strategy C: Determine if any current vacant commercial buildings can be transitioned into senior housing.</p> <p>Strategy D: Support the Bruce Outreach Center's efforts to build or provide low-rent or rent-free units</p>	Maryland Department of Housing & Community Development, housing developers, U.S. Department of Housing & Urban Development, Allegany County Department of Economic & Community Development, Bruce Outreach Center
	<p>Outcome 4: Reduce the number of homes and residents in floodplain areas</p> <p>Progress Measures: number of relocated families</p>	<p>Strategy A: Prepare land to accommodate residents whose homes are removed from floodplain areas acquired through County programs</p> <p>Strategy B: Work with the County and state to take down floodplain properties after relocating families and secure new, sustainable uses for the vacant land</p>	Maryland Department of Housing & Community Development, housing developers, U.S. Department of Housing & Urban Development, Allegany County Department of Economic & Community Development

Quality of Life

(Strengths and weaknesses can include crime, socio-economic demographics, educational opportunities, museums, libraries, historic and cultural assets, civic amenities, faith-based organizations, economic health of households, sense of place, etc)

Strengths	Weaknesses
<ul style="list-style-type: none"> Long history, originally established as a stopover point for hunters and trappers Skilled nursing facility in town (Moran Manor Nursing & Rehabilitation) Youth football league won Kellogg's Frosted Flakes Plant a Seed program funds to rebuild the old Bruce High School field in 2010 Bruce Outreach Center provides community services in the converted high school building Civic, religious, and cultural organizations such as the American Legion, Westernport Heritage Society, Masonic Temple, volunteer fire department, and many churches Westernport is a site for the Maryland Food Bank's mobile pantry Town is eligible for inclusion in the Canal Place Heritage Area? Allegany County branch library in town Several public facilities in town such as the Potomac Fire Company #2, Westernport Police Department, Tri-Town Emergency Medical Services, Senior Center, and Westerport Heritage Society Boat ramp amenity is well-suited for kayaks and canoes launched by whitewater and fishing enthusiasts Nearby to the Dans Mountain State Park and Wildlife Management Area Appalachian Wellness Center provides primary care and mental health services to Westernport, MD and surrounding communities, grand opening in September 2014. Another health center is slated to open soon in the former police station space. Maryland Avenue Ballfield recently received improvements funded by the County 	<ul style="list-style-type: none"> Shrinking population since the 1970s, remaining cohort is aging substantially Too few community services available in town In recent years, complaints have surfaced about drug activity, especially on Maryland Avenue, to which the County Sheriff has responded by installing surveillance equipment in hot spots Middle and high schools have consolidated with other county schools and moved farther out of town Library recently reduced its hours, and is now closed on Mondays At 14.62 acres of Open Urban Land (ballparks and playgrounds), the town is nearly 50 acres short of adequate recreation space when measured against the state standard

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Support the aging population</p> <p>Progress Measures: Number of elderly residents able to stay in town</p>	<p>Strategy A: Enhance the frequency and reliability of services for needy seniors, including transit, paratransit, social, wellness and healthcare opportunities</p> <ul style="list-style-type: none"> Implement a more comprehensive schedule of senior activities at the library or the new community center/town hall Create a consolidated transit resource Increase ACT and Alltrans capabilities 	<p>Alleghany County Transit, Egle Nursing Home, Human Resources Development Commission, Maryland Department of Health & Mental Hygiene, Bruce Outreach Center, Appalachian Wellness Center</p>

	<p>Strategy B: Support the expansion of programming available through the Bruce Outreach Center, Appalachian Wellness Center, and Human Resources Development Commission</p> <p>Strategy A: Enforce Junk Abatement Law and incentivize owners to maintain debris-free properties</p> <p>Strategy B: Acquire or promote the restoration or demolition of privately-owned properties in disrepair</p>	<p>Maryland Department of Housing & Community Development, Allegany County Department of Economic & Community Development, Maryland Historic Trust, Allegany County Tourism office, Allegany County Chamber of Commerce</p> <p>Nonprofit groups dedicated to healthy food access, urban farming, and gardening; Maryland Department of Housing & Community Development, Rural Maryland Council, Maryland Department of Health & Mental Hygiene, Maryland Department of Transportation, Bruce Outreach Center, Appalachian Wellness Center</p>
Outcome 3: Protect and improve the aesthetic and cultural appeal of the historic town	<p>Progress Measures: cleanliness of properties and vacant lots</p>	<p>Strategy A: Establish and promote a weekly farmers market</p> <ul style="list-style-type: none"> • Select and set up a conducive farmers market site with pavement or freshly planted grass with paths, and/or other decorative features and amenities such as picnic tables, benches • Secure local vendors, artists/entertainers, and/or entrepreneurs such as fitness instructors, nutritionists, chefs, etc. to attend each week • Develop a marketing plan to encourage Town and area residents to participate <p>Strategy B: Establish and promote a Community Garden</p> <ul style="list-style-type: none"> • Purchase and prepare the land for garden plots • Set up a garden committee for planning, fundraising, and evaluating the garden • Secure a financial sponsor • Build necessary facilities such as a storage shed and water connections • Determine the number of plots and the assignment structure • Design an educational program for local school children <p>Strategy C: Maintain and enhance recreation areas to retain rural character</p> <ul style="list-style-type: none"> • Develop vacated properties as parklets • Promote the boat ramp within Town Center <p>Strategy D: Develop fitness and wellness programming for all age groups</p> <ul style="list-style-type: none"> • Establish and promote an awareness campaign for drug abuse and crime prevention
Outcome 4: Improve access to healthy lifestyles for Town residents	<p>Progress measures: Attendance, number of vendors, and sales volume at farmers market, community garden plots reserved, parklets and recreational space added</p>	

Local Planning and Land Use

(Strengths and weaknesses in the local planning and land use subject area include but are not limited to zoning, land use, policies, taxes and fees, historical patterns of development, lot sizes and shapes, etc)

Strengths	Weaknesses	Strategies and Action Items	Implementation Partners
<ul style="list-style-type: none"> • Town receives planning assistance from Allegany County • Relatively dense residential development • Four simple zoning districts -- Neighborhood Commercial, Suburban Residential, Town Center, and Town Residential • Adequate land supply for the future population given that it is declining • Town has a Circuit Rider who is involved with grant application and administration 	<ul style="list-style-type: none"> • Code enforcement challenges? - there was an arrangement in the 2000s where Westermport shared a CE officer with Lonacaoning, Luke, and Frostburg but the mayor did not find it effective • Many town structures are in the 100-year floodplain, including Town Hall • Declining household size may require the construction of additional housing units on scarce remaining land • Aging water lines and sewer transmission pipes throughout the town contribute to loss of water • Town garage is at the top off a hill, outside of the town 	<p>Strategy A: Incentivize infill and reuse of the built environment given the projected population decline.</p> <ul style="list-style-type: none"> • Propose new town ordinances <p>Strategy B: Discourage building or rebuilding along the creek and in other sensitive areas.</p> <ul style="list-style-type: none"> • Promote best practices for design and protection of sensitive areas 	Maryland Department of Planning, Allegany County Planning Services
<p>Outcome 1: Concentrate future development in targeted areas</p> <p>Progress measures: maintenance and reuse of the built environment (% of land cover maintained)</p>	<p>Strategy A: Develop grant applications to retrofit or acquire/demolish hazard-prone structures</p> <ul style="list-style-type: none"> • Pursue FEMA programs such as Pre-Disaster Mitigation Grant and Hazard Mitigation Grant <p>Strategy B: Relocate Town Hall out of the floodplain into an expanded Town Center district, possibly to the former St. Peters' School building</p> <ul style="list-style-type: none"> • Expand the Town Center Zoning District • Secure Main Street Improvement Program grants 	<p>Strategy A: Relocate critical facilities from the floodplain</p> <p>Progress measures: Number of buildings relocated, square footage of reclaimed land in the floodplain</p>	Maryland Department of Planning, Allegany County Planning Services

<p>Outcome 3: Address Water Service Area Issues</p> <p>Progress measures: installation of updated water systems</p>	<p>Strategy A: Support ongoing implementation of 2007 Allegany County Master Water and Sewer Plan, including:</p> <ul style="list-style-type: none"> • Savage River Service Area Rehab and Extension, • Savage River/Westernport Filtration Plant and Upgrade, • Westernport/McCole Connection, • Savage River Mill Run Extension, • Westernport/Barton Connection, • Westernport Stoney Run Sewer Connection, • Westernport Combined Sewer Rehabilitation, UPRC System Rehabilitation and Extension 	<p>Maryland Department of Planning, Allegany County Planning Services, Public Works</p>
<p>Outcome 4: Improve town storage facilities</p> <p>Progress measures: size of annexed property and value of facility improvements</p>	<p>Strategy A: Annex garage property</p> <ul style="list-style-type: none"> • Meet with County planning officials • Propose annexation area • Apply for a Sustainable Communities boundary modification • Use state grant programs to restore and expand facilities 	<p>Allegany County Planning Services</p>

Resolution No. 6-5-2017-3

Resolution of the Westernport Mayor and Town Commission to designate the Town of Westernport as a Sustainable Community, pursuant to the attached Sustainable Community map (and Sustainable Community Plan (the "Plan," as further described in the Sustainable Community Application (the "Application")), for approval either directly by the Department of Housing and Community Development (the "Department") of the State of Maryland or through the Smart Growth Subcabinet of the State of Maryland.

WHEREAS, the Westernport Mayor and Town Commission recognizes that there is a significant need for reinvestment and revitalization of the communities in Allegany County, Westernport; and

WHEREAS, Westernport Mayor and Town Commission proposes to (i) designate the Town of Westernport in Allegany County, as outlined on the attached map (the "Area"), as a Sustainable Community, and to (ii) adopt the Plan, as further described in the Application, for the purposes of contributing to the reinvestment and revitalization in the Area; and

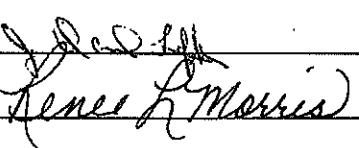
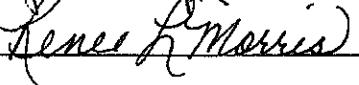
WHEREAS, the Area is located within a priority funding area under Section 5-7B-02 of the Smart Growth Act; and

WHEREAS, the applicable law and the Community Legacy Program regulations require a local government to submit an application to the Department in order to become a designated Sustainable Community, and to adopt a satisfactory Sustainable Community Plan in order to be eligible to receive financial assistance under the Community Legacy Program;

NOW, THEREFORE BE IT RESOLVED THAT the Westernport Mayor and Town Commission hereby (i) endorses the designation of the Area as a Sustainable Community; and (ii) adopts the Sustainable Community Plan described in the Application.

BE IT FURTHER RESOLVED THAT, the chief elected executive official is hereby requested to endorse this Resolution, indicating his or her approval by signature hereof; and,

BE IT FURTHER RESOLVED THAT, the following persons are hereby authorized to execute documents and take any action necessary to carry out the intent of these resolutions;

Name	Office/Title	Signature
<u>J. Daniel Laffey</u>	<u>Mayor</u>	
<u>Renee L. Morris</u>	<u>Town Clerk</u>	

and,

BE IT FURTHER RESOLVED THAT, copies of this Resolution are sent to the Secretary of the Department of Housing and Community Development of the State of Maryland for consideration by the Smart Growth Sub-Cabinet.

READ AND PASSED THIS 5th day of June, 2017.

BY ORDER: The Westernport Mayor and Town Commission, hereby certify that Resolution No. 6-5-2017-3 is true and correct and duly adopted by the Westernport Mayor and Town Commission.

Attest: Renee L. Morris
Renee L. Morris, Town Clerk

J. Daniel Laffey
J. Daniel Laffey, Mayor

C. Robert Lupton
C. Robert Lupton, Commissioner

Frederick F. Pritts
Frederick F. Pritts, Commissioner

Timothy F. Jackson, Commissioner

J. T. Martin
John T. Martin, Commissioner

SUSTAINABLE COMMUNITY APPLICATION

DISCLOSURE AUTHORIZATION AND CERTIFICATION

The undersigned authorizes the Department of Housing and Community Development (the "Department") to make such inquiries as necessary, including, but not limited to, credit inquiries, in order to verify the accuracy of the statements made by the applicant and to determine the creditworthiness of the applicant and the accuracy of the application.

In accordance with Executive Order 01.01.1983.18, the Department advises you that certain personal information is necessary to determine eligibility for financial assistance. Availability of this information for public inspection is governed by Maryland's Access to Public Records Act, State Government Article, Section 10-611 et seq. of the Annotated Code of Maryland (the "Act"). This information will be disclosed to appropriate staff of the Department or to public officials for purposes directly connected with administration of this financial assistance program for which its use is intended. Such information may be shared with State, federal or local government agencies, which have a financial role in the project. The applicant has the right to inspect, amend, or correct personal records in accordance with the Act.

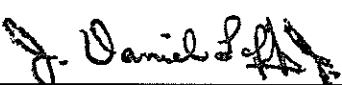
The Department intends to make available to the public the contents of the local governments' Sustainable Community Plans and the contents of Sustainable Community Applications, including posting of entire applications on the Department's website, use of such materials at presentations, training sessions, press releases, articles and other means of publication. This information may be confidential under the Act. If the applicant considers this information confidential and does not want it made available to the public, please indicate this objection in writing and attach the same to this application.

The applicant agrees that not attaching an objection constitutes consent to the information being made available to the public as herein described, and a waiver of any rights the applicant may have regarding this information under the Act.

I have read and understand the above paragraph. Applicant's Initials: JDL

Anyone who knowingly makes, or causes to be made, any false statement or report relative to this Application, for the purposes of influencing the action of the Department on such Application, may become ineligible to receive State financial assistance, and is subject to other penalties authorized by law.

The undersigned hereby certifies that s/he is authorized to enter into the agreements and certifications contained herein and in the Application, and further certifies that the information set herein and in any attachment in support hereof is true, correct, and complete to the best of his/her knowledge and belief.


Authorized Signature

J. Daniel Laffey, Mayor
Type Name and Title

June 23, 2017
Date